

RECOMMENDATION REPORT

F: Street A

APPLICANT: LJA Engineering

PRECINCT: Harris County Pct. 2
COUNCIL DISTRICT: None

JURISDICTION: City of Houston ETJ

PROPOSAL:

LJA Engineering – on behalf of Castlerock Communities, L.P. – is requesting the realignment of Minor Collector Street A on the Major Thoroughfare and Freeway Plan.

APPLICANT'S JUSTIFICATION and HISTORY:

Street A is currently unbuilt and is proposed as a Minor Collector with a 60' ROW from Crosby Town Center Road to the west and FM 2100 to the east. The current alignment runs along property lines of Crosby High School and seven single family residences and would require all of the adjacent properties to dedicate ROW. The applicant proposes to shift the proposed collector roughly 500' south to align with Spence Lane to the east. The applicant believes this would improve the connectivity of the undeveloped tract at the south end of Crosby Town Center Road while improving roadway spacing avoiding the encroachment on existing structures.

PROPOSED ALTERNATIVE:

Realign Minor Collector Street A along Hurta Road (adjacent property owners to be notified).

RECOMMENDATION:

APPROVE staff recommendation to realign Minor Collector Street A along Hurta Road.

Justification:

Staff is in support of a general realignment of Street A due to the constructability challenges presented by the recently constructed school complex. However, the applicant's initial proposal of Spence Lane would result in the acquisition and potential condemnation of at least one single-family residence. Comparably, Hurta Road has sufficient right-of-way up to the undeveloped tract to the west of the neighborhood.

Property owners adjacent to these portions of Hurta Road will be notified in the coming weeks before consideration at a later meeting of Planning Commission.

STAFF ANALYSIS

Population & Employment Projections:

A demographic analysis using projections provided by the Houston-Galveston Area Council (H-GAC) was conducted for the MTFP amendment proposal area. According to the H-GAC data, the population of the surrounding area is projected to increase by 63 percent, at a faster rate than the City of Houston, but inline with the ETJ. Job density is projected to increase by less than 1 percent.

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Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	%Change
2015	136	0.1		547	0.5	
2020	167	0.2	22.8%	549	0.5	0.4%
2025	198	0.2	18.6%	549	0.5	0.0%
2030	187	0.2	-5.6%	549	0.5	0.0%
2035	232	0.2	24.1%	549	0.5	0.0%
2040	229	0.2	-1.3%	549	0.5	0.0%
2045	222	0.2	-3.1%	549	0.5	0.0%
Change (2015 to 2045)	86	0.1	63.2%	2	0.0	0.4%
COH Change (2015 to 2045)	919,984	2.1	40.2%	548,987	1.3	30.5%
COH ETJ Change (2015 to 2045)	1,532,230	1.3	58.9%	635,399	0.5	73.1%

Source: 2015-2045 Demographic Projections by H-GAC
released in 2018

Data represents population, jobs, and households in 1 Traffic Analysis Zone (TAZ) encompassing approximately 1,104 acres around the proposed amendment

Land Use and Platting Activity:

Land use along the existing alignment of Street A is single-family residential, undeveloped land, institutional and commercial. Commercial property largely exists along FM 2100. The requested alignment (Spence Road) runs through an existing single-family residential subdivision and undeveloped land.

Platting activity near the amendment is concentrated to the north, with smaller activity east across FM 2100 and south along Beaumont Highway. The most recent platting activity is listed below.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Crosby High School GP	08/21/14	General Plan	374.276	-
Pecan Estates GP	10/25/18	General Plan	193.594	-
Pecan Estates Sec 1	01/31/19	Single Family Residential	33.731	148
Crosby High School Sec 1	09/04/14	Unrestricted Reserve, Restricted Reserve-Landscape/Open Space	74.371	-
Commons at Crosby	08/08/13	Unrestricted Reserve	5.35	-
Crosby Meadows Housing	03/30/17	Unrestricted Reserve	4.85	-

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Crosby Hospitality	08/20/15	Restricted Reserve-Commercial	1.5023	-
Dove Crosby	09/05/13	Unrestricted Reserve	5.614	-
Family Dollar Crosby	09/03/15	Unrestricted Reserve	0.8123	-
Reserve at Highway 90	01/18/18	Unrestricted Reserve	2.305	-
Alaniz Plaza	10/16/14	Unrestricted Reserve	4.387	-

Right of Way (ROW) Status:

Street A is a proposed minor collector with two lanes and 60ft right-of-way. It is nearly a mile in length. It is currently aligned along property lines. Spence Lane is a proposed minor collector with two lanes and 60' right-of-way. Approximately 1,800ft of the proposed Spence Lane exists with 25ft pavement width.

Spacing:

